



**Briscoe Close, Hoddesdon EN11 9DH**



**welcome to**

**Briscoe Close, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this THREE/FOUR DOUBLE BEDROOM, semi-detached family home, situated in this popular cul-de-sac location. The property further benefits from EXTENDED GROUND FLOOR, large garden, driveway & integral garage.



### **Entrance Hallway**

Doors to living room, kitchen, & downstairs WC.  
Stairs rising to first floor.

### **Living/Dining Room**

25' 1" max x 11' 3" max ( 7.65m max x 3.43m max )  
Windows to front. Patio doors & windows to rear garden. Gas fireplace.

### **Kitchen**

9' 7" max x 13' 1" max ( 2.92m max x 3.99m max )  
Wall & base units. Integrated double oven, gas hob with extractor fan over, & stainless steel sink. Space for fridge and dishwasher. Doors to living room & utility room. Windows to rear.

### **Utility Room**

9' 9" max x 7' 7" max ( 2.97m max x 2.31m max )  
Space for washing machine, tumble dryer, fridge/freezer. Doors to study/bed 4 & side alley. Pantry cupboard.

### **Study/Bedroom Four**

13' 1" x 10' 5" ( 3.99m x 3.17m )  
Windows & patio doors to rear garden. Multi-purpose room, could function as double bedroom if required.

### **Downstairs Wc**

5' 4" x 2' 6" ( 1.63m x 0.76m )  
Low level flush WC, vanity wash hand basin. Window to side.

### **First Floor Landing**

Doors leading to bedrooms and bathroom. Window to side.

### **Bedroom One**

12' 6" x 14' 3" ( 3.81m x 4.34m )  
Double bedroom with integrated wardrobes and window to front.

### **Bedroom Two**

16' x 10' 4" ( 4.88m x 3.15m )  
Double bedroom with integrated wardrobes and

window to rear.

### **Bedroom Three**

10' 8" x 8' 1" ( 3.25m x 2.46m )  
Double bedroom with window to front. Loft access.

### **Bathroom**

9' 8" x 7' 3" ( 2.95m x 2.21m )  
Panel enclosed bath, separate shower unit, hidden cistern WC, vanity wash hand basin. Fully tiled, windows to rear, extractor fan, heated towel rail.

### **Rear Garden**

Corner plot rear garden. Meticulously kept garden with flower borders. Patio area.

### **Front Garden**

Dropped curb leading to private driveway and integral garage. Side access to garden.



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welcome to

## Briscoe Close, Hoddesdon

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED
- EXTENDED GROUND FLOOR
- LARGE LIVING SPACE
- STUDY/FOURTH BEDROOM
- CORNER PLOT GARDEN
- DRIVEWAY & INTEGRAL GARAGE
- FURTHER SCOPE TO EXTEND STPP

Tenure: Freehold EPC Rating: E

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD111777 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**